

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Victor and Dorothy Hawthorne ResidenceOther names/site number: La Pietra Condominium Unit 15

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 3082 La Pietra CircleCity or town: Honolulu State: Hawaii County: HonoluluNot For Publication: ☐Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D**Signature of certifying official/Title:****Date****State or Federal agency/bureau or Tribal Government**

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date****Title :****State or Federal agency/bureau
or Tribal Government**

La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Regional Hawaii

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls,
poured concrete foundation.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Victor and Dorothy Hawthorne residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces west and sits near the end of La Pietra Circle on a gently sloping parcel with its front lawn flowing down to the street. It is the left half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly projecting from its neighboring unit. It has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation. The two bedroom, two and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

The Victor and Dorothy Hawthorne residence is located after the final bend in La Pietra Circle. A set of seven steps ascends from the street over the unit's sloping front lawn to

La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

the front entry. An approximately 19" high lava rock retaining wall runs along the street, and the steps and entry are paved with a ceramic tile mimetically perpetuating cut lava rock. At the top of the steps a similarly finished sidewalk runs off to the left to the carport attached to unit 14. A natal plum hedge (*Carissa grandiflora*) runs along the left, north, side of the steps, while a wrought iron handrail is on the right (south) side. To either side of the steps, beyond the hedge and railing stands a *tamadukuri*-pruned, mock orange (*Murraya paniculata*). To either side of the entry, near the house stand lady palm (*Rhaphis excels*), Chinese hibiscus (*Hibiscus rosa-sinensis*), and other tropical plants. Between the house and the plantings the ground is covered with *ili`ili* (small stones).

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The left bay has at the ground level a pair of sliding doors flanked by single pane fixed windows.

The right bay contains the right-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its left side and a lava rock pilaster on the right. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai floor flows out to the sidewalk and utilizes the same type of pavers. A projecting second story balcony runs cross the unit's facade.

A set of historic wood double doors with recessed panels provides entry to the unit. The doors open on a foyer with a Venetian plaster rear wall. This wall is the west wall of a half bath which is an island with a hallway, the living room and the dining area flowing around it. All sides of the island have Venetian plaster walls, as does the kitchen back splash and the stair landing. The foyer has a polished travertine floor with 4" high koa baseboards, which encompasses much of the first floor, flowing into and around the half bath island and extending into the hallway, living room, dining room and kitchen. To the right (south) of the foyer is a front to rear running hall with doors to a bedroom and a half bath to either side. The single panel koa door to the completely remodeled half bath is in the hall's north wall, while the bedroom's single panel koa door is in the south wall. All interior doors and their frames throughout the unit are non-historic and are made of koa.

The bedroom has a pair of single pane sliding windows in its west wall. The room has a wood laminate floor. A single panel door in the east wall opens on a bathroom which has been completely remodeled, while a pair of single panel koa doors in the same wall opens on a closet.

The 8' high opening on the foyer's north side flows into the living room. The living room has a two story, 17' high ceiling with an 8' high ceiling at its front, west, end, with a mezzanine looking down upon the living room. In the front wall, a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window,

La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

open on the front yard. A louvered door in the living room's south wall, between the hall and the dining area, opens on a closet.

The rear, east, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. These doors and windows are surmounted by four, single pane fixed windows. The doors lead out to a rear patio.

A koa encased column marks the south terminus of the living room's rear wall, and to its southeast is the dining area and kitchen. The dining area has an 8' high ceiling. The kitchen has been remodeled and runs along the south wall. A louvered door in the kitchen/dining area opens on the laundry room. The north wall of the dining area is of koa and has a pair of 8' high single pane sliding doors, and the east wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on a patio.

The patio is paved with brushed travertine and flows out into the back yard with its curving edge flowing in front on the kitchen/dining room's rear doors and merging with a strip of lawn. The lawn's east side is demarcated by a 32" high lava rock retaining wall. The area above the lava rock retaining wall is planted with tropical vegetation, including crotons (*Codiaeum variegatum*), lauau (*Microsorium scolopendria*) and other ferns. A sun screen projects from the living room's rear wall and wraps around the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screen are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls. On the back yard's north side a 6' high bamboo fence demarcates the back yard's outer boundary, while a storage shed stands at the southeast end of the yard. A gate in the bamboo fence opens on a stepping stone path that leads to the carport attached to unit 14.

On the interior, the rear of the half bath island features a new, koa, built-in wet bar, which has replaced an original wet bar. In front of the wet bar a modern stair with a glass balustrade and a koa hand rail accesses the second floor and its sitting room, two bedrooms and two baths. The dogleg stair is not original and has twelve, re-cycled plastic, floating steps ascending to a landing from which three additional steps go up to the second floor. The stair opens on a front-to-rear running hall which overlooks the living room on its north side. Glass panels, 3' high, form a safety rail on this side of the hall. The hall's floor is laminated wood, which is found throughout the second floor, except in the bathrooms.

A single panel door in the south wall of the west terminus of the hall opens on the former front bedroom, which has been converted into a walk-in closet/dressing room. Clothes racks line the south wall and single panel double doors open up to further closet space in the east wall. In the closet's west wall is a pair of 7' high, single pane sliding doors. The doors lead out to a 52" wide balcony which has a wood slat floor and a 44" high metal railing. It runs the length of the unit's façade. The front wall of the unit jogs near the middle of the balcony to accommodate an interior bathroom. The remodeled

La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

bathroom has a polished travertine floor and is accessed from an interior lateral running hallway which leads to a front sitting room..

An opening at the north end of the lateral running hall opens on the sitting room, which occupies the mezzanine over the living room. The room has a glass panel railing on its east side which looks down upon the living room. In the room's west wall are a pair of single pane, sliding doors flanked by single pane, fixed windows. These lead out to the front balcony with its view of the lower, *makai* portion of the townhouse complex.

The single panel door to the rear, master bedroom is at the east end of the hallway in its south wall. Along the bedroom's south wall two sets of single panel, double doors open on closets. Between the two closets is a built-in chest of six drawers. An accordion door in the bedroom's east wall opens on a bathroom which has been remodeled.

The bedroom's rear (east) wall has a pair of 7' high sliding doors flanked by single pane fixed windows, which access a rear balcony. The balcony has a wood slat floor and a 44" high metal railing, and runs the length of bedroom.. The balcony provides views of the eastern part of the townhouse complex.

The Victor and Dorothy Hawthorne residence retains its historic integrity. Alterations include the refinishing of the first floor walls, the remodeling of the kitchen and bathrooms, replacement of the stair, and the addition of a sitting room over the front of the living room. These alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐

B. Property is associated with the lives of persons significant in our past.

☒

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack

☐

La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

individual distinction.

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1967-1971

Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

N/A

La Pietra Condominium Unit 15 Honolulu
Name of Property

Hawaii
County and State

Cultural Affiliation

N/A

Architect/Builder

Louis Pursel architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Victor and Dorothy Hawthorne residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Victor and Dorothy Hawthorne residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

La Pietra Condominium Unit 15 Honolulu
Name of Property

Hawaii
County and State

The deed to unit 15 of the La Pietra Townhouse development was conveyed to the Headrick Development Company in September 1972. Eleven months later the company sold the unit to Victor and Dorothy Hawthorne.

La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 6981 page 472; book 7411 page 12; and book 9416 page 345.

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1977

Building permits associated with TMK 3-1-029:0330015

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BING

(enter coordinates to 6 decimal places)

Latitude: 21.261898

Longitude: 157.816633

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Michael and Elaine Lipps Trust in 2022 as described by Tax Map Key: 3-1-029:0330015

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: October 8, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Owner:

Michael and Elaine Lipps Trust
c/o Michael and Elaine Lipps
3082 La Pietra Circle
Honolulu, Hawaii 96815

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

La Pietra Condominium Unit 15

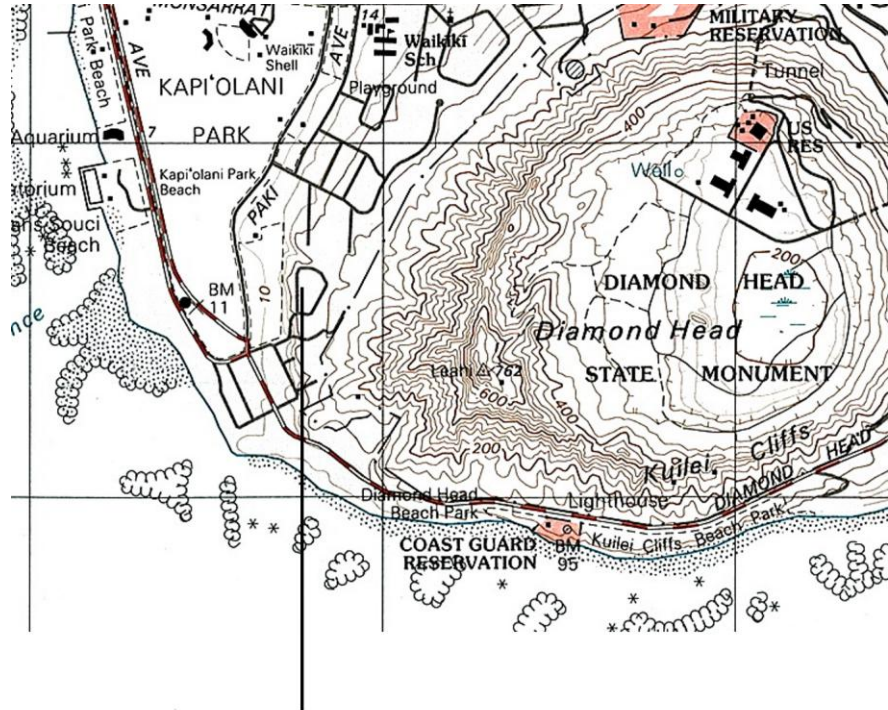
Honolulu

Hawaii

Name of Property

County and State

USGS



Hawthorne Residence

La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the front the duplex, unit 15 in the foreground, from the northwest

1 of 18



La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the front of unit 15 from the west

2 of 18



La Pietra Condominium Unit 15
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the entry from the west

3 of 18



La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the foyer with Venetian plastered walls from the north

4 of 18



La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the living room, foyer to left rear, from the east

5 of 18



La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the living room from the west

6 of 18



La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the living room looking toward kitchen from the northwest

7 of 18



La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the wet bar and stairs, entry in background the southeast

8 of 18



La Pietra Condominium Unit 15

Honolulu

Name of Property

Hawaii

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

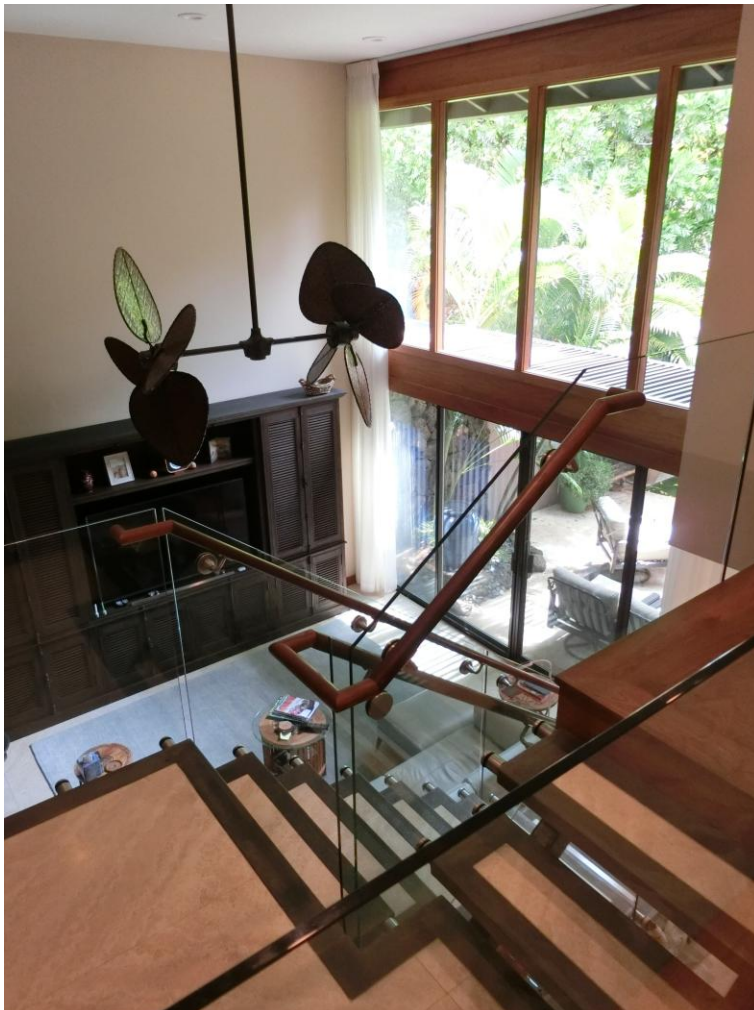
State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the living room and rear windows from the second floor from the southwest

9 of 18



La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the dining area from the west

10 of 18



La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the rear of unit, dining area-kitchen bay northeast

11 of 18



La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the rear of unit 16 dining bay to left, living room bay in background from the east

12 of 18



La Pietra Condominium Unit 15

Honolulu

Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the rear sunscreens from southeast

13 of 18



La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the back yard from the southeast

14 of 18



La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the back yard from the northwest

15 of 18



La Pietra Condominium Unit 15
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the front balcony and sitting room sliding doors the southwest

16 of 18



La Pietra Condominium Unit 15

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the bedroom converted into walk-in closet-dressing room from the northwest

17 of 18



La Pietra Condominium Unit 15
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Hawthorne Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 28, 2021

View of the master bedroom from the southwest

18 of 18

